

EXHIBIT A

6001 Powerline LLC
 1200 Wright Avenue
 Richmond, CA 94804 USA
 info@shibarshin.com

Invoice

BILL TO

American Freight
 109 Innovation Court Suite J
 Delaware, OH 43015

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
239	11/01/2024	\$1,685.00	11/01/2024	Due on receipt	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Rent	Rent November	1	14,971.88	14,971.88T
CAM	CAM November 25,825 sqft x 4.45 / 12 months	25,825	0.3706	9,570.75T

SUBTOTAL	24,542.63
TAX (3%)	736.28
TOTAL	25,278.91
PAYMENT	23,593.91
BALANCE DUE	\$1,685.00

6001 Powerline LLC
 1200 Wright Avenue
 Richmond, CA 94804 USA
 info@shibarshin.com

Invoice

BILL TO

American Freight of South Florida,
 LLC
 109 Innovation Court Suite J
 Delaware, OH 43015

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
241	11/06/2024	\$4,417.68	11/09/2024	Due on receipt	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Rent	18% late fee for November rent pursuant to Article IV - Section J \$14,971.88 x 18% = \$2,694.94	0.18	14,971.88	2,694.94
CAM	18% late fee for November CAM charges pursuant to Article IV - Section J 25,825 sqft x 4.45 / 12 months = \$9,570.75 x 18% = \$1,722.735	0.18	9,570.75	1,722.74

SUBTOTAL	4,417.68
TAX (3%)	0.00
TOTAL	4,417.68
BALANCE DUE	\$4,417.68

6001 Powerline LLC
 1200 Wright Avenue
 Richmond, CA 94804 USA
 info@shibarshin.com

Invoice

BILL TO

American Freight
 109 Innovation Court Suite J
 Delaware, OH 43015

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
266	04/01/2025	\$228.28	04/01/2025	Due on receipt	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Rent	Rent April	1	15,421.04	15,421.04T
CAM	CAM April 25,825 sqft x 4.45 / 12 months	25,825	0.3706	9,570.75T
Utilities	FPL billed under 6001 Powerline LLC	1	228.28	228.28

SUBTOTAL	25,220.07
TAX (3%)	749.75
TOTAL	25,969.82
PAYMENT	25,741.54
BALANCE DUE	\$228.28

6001 Powerline LLC
 1200 Wright Avenue
 Richmond, CA 94804 USA
 info@shibarshin.com

Invoice

BILL TO

American Freight
 109 Innovation Court Suite J
 Delaware, OH 43015

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
271	05/01/2025	\$25,741.54	05/01/2025	Due on receipt	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Rent	Rent May	1	15,421.04	15,421.04T
CAM	CAM May 25,825 sqft x 4.45 / 12 months	25,825	0.3706	9,570.75T

SUBTOTAL	24,991.79
TAX (3%)	749.75
TOTAL	25,741.54
BALANCE DUE	\$25,741.54

6001 Powerline LLC
 1200 Wright Avenue
 Richmond, CA 94804 USA
 info@shibarshin.com

Invoice

BILL TO

American Freight of South Florida,
 LLC
 109 Innovation Court Suite J
 Delaware, OH 43015

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
272	05/05/2025	\$4,498.53	05/05/2025	Due on receipt	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Rent	18% late fee for May rent pursuant to Article IV - Section J \$15,421.04 x 18% = \$2,775.79	0.18	15,421.04	2,775.79
CAM	18% late fee for May CAM charges pursuant to Article IV - Section J 25,825 sqft x 4.45 / 12 months = \$9,570.75 x 18% = \$1,722.735	0.18	9,570.75	1,722.74

SUBTOTAL	4,498.53
TAX (3%)	0.00
TOTAL	4,498.53
BALANCE DUE	\$4,498.53

6001 Powerline LLC
 1200 Wright Avenue
 Richmond, CA 94804 USA
 info@shibarshin.com

Invoice

BILL TO

American Freight
 109 Innovation Court Suite J
 Delaware, OH 43015

INVOICE #	DATE	TOTAL DUE	DUE DATE		ENCLOSED
273	05/19/2025	\$50,539.53	05/19/2025		

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Rent	Adjusted 2024 CAM charges due for January to December for 25,825 sq ft space. Difference 6.35-4.45=1.90psf/12x12months	1	49,067.50	49,067.50T

SUBTOTAL	49,067.50
TAX (3%)	1,472.03
TOTAL	50,539.53
BALANCE DUE	\$50,539.53